

Aspia Jannat

From: Anna Patrick [REDACTED]
Sent: 10 March 2019 13:21
To: Planning Policy
Subject: PBSA supplementary planning document

Dear Sir / Madam

I fully support Mr Nick Bond's and Anna Patricks comments on this and I like Mr Bond fear that the outcome of this policy could well be that one or two more PBSAs will be built in Leamington which will have no effect on the release of HMOs to provide more family homes.

There must be better locations for students to be closer to the University, Kenilworth, Westwood Heath and Canley are much better suited for purpose built student accommodation. The other aspect that I have not seen in the consultation is the costs of renting a room in a PBSA against an HMO and I will bet that this may well increase instead of decreasing the number of HMO's in Leamington.

We are in a position that we have seen particularly in south part of the town a rapid transformation of neighbourhoods from family homes into HMO's and we are being overwhelmed by this type of housing forcing developments like Europa Way to meet the need of families.

With Brexit looming what if student numbers drop, that can comprise of hundreds of bedrooms with shared kitchens and thin walls will struggle to find other types of residents and be left empty, leaving investors facing losses on an inflexible development.

I strongly believe that the long term impacts of these type of buildings on Leamington must be looked into.

Yours sincerely

Mike Patrick
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